



May 13, 2025

The Honorable Board of Commissioners  
Los Angeles County Development  
Authority  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Commissioners:

**CONTRACT FOR TRASH REMOVAL SERVICES  
(ALL DISTRICTS) (3 VOTE)**

**SUBJECT**

This letter recommends approval of a Contract with Arakelian Enterprises, Inc., dba Athens Services to provide trash removal services to various public and affordable housing developments and administrative sites managed by the Los Angeles County Development Authority (LACDA).

**IT IS RECOMMENDED THAT THE BOARD:**

1. Authorize the Executive Director or designee to execute a one-year Contract for trash removal services with Arakelian Enterprises, Inc., dba Athens Services in the amount of up to \$1,500,000 using program funds included in the LACDA's approved Fiscal Year 2024-2025 budget and future budget years, to be effective following approval as to form by County Counsel and execution by all parties.
2. Authorize the Executive Director or designee to execute amendments to the Contract, following approval as to form by County Counsel, to extend the term for an additional four years, in one-year increments, with an annual compensation of \$1,500,000 using funds to be included in the LACDA's annual budget approval process.
3. Authorize the Executive Director or designee to amend the Contract to modify the Statement of Work, add services, and increase the annual compensation by up to \$150,000 (10%) of the Contract as needed for unforeseen costs.
4. Authorize the Executive Director or designee upon his determination and as necessary and

appropriate under the terms of the Contract, to terminate the Contract for convenience.

5. Find that approval of Contracts to provide trash removal services is exempt from the California Environmental Quality Act (CEQA), as described herein, for the reasons stated in this Board letter and the record of the project.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of this action is to approve a Contract for trash removal services for various public and affordable housing developments and administrative sites managed by the LACDA. These services will provide the LACDA with complete residential and commercial trash removal services on a regular and as-needed basis for both residential public housing developments and administrative properties. Trash removal services will facilitate the LACDA's ability to adequately address trash hauling and disposal while maintaining clean, safe, and sanitary building premises.

### **FISCAL IMPACT/FINANCING**

There is no impact on the County General Fund.

The cost for the first year of service will be up to \$1,500,000 using funds included in the LACDA's approved Fiscal Year 2024-2025 budget and future budget years.

If extended, the cost of the second through the fifth year will remain at the same annual amount of up to \$1,500,000, using program funds included in the LACDA's annual budget approval process.

A 10% contingency, in the amount of \$150,000 per year, is also being set for any additional needed trash removal services. If the Contract is fully extended, the total Contract and contingency amount for all five years will be \$8,250,000.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

This Contract will primarily be federally funded and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the Skills and Training to Achieve Readiness for Tomorrow (START) Program implemented by the County of Los Angeles. Instead, Arakelian Enterprises, Inc., dba Athens Services will comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain U.S. Department of Housing and Urban Development (HUD) assistance be directed to low and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed action is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.35 (b)(3) because it involves maintenance activities that will not have a physical impact on, or result in any physical changes to the environment. The action is exempt from the provisions of CEQA pursuant to section 15301 of the State CEQA Guidelines because it involves activities that do not have the potential for causing a significant effect on the environment.

**CONTRACTING PROCESS**

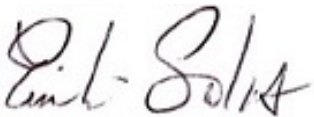
On February 6, 2025, an Invitation for Bids (IFB), Trash Removal Services, Solicitation Number LACDA25-019, was conducted to identify contractors to provide trash removal services to the LACDA. The IFB solicitation was posted on both LACDA's solicitation portal as well as on the County's WebVen website.

On February 14, 2025, a pre-bid meeting was held with nine participating contractors attending. On February 28, 2025, two bids were received by the submission deadline. The lowest most responsive and responsible bidder is being recommended for the Contract Award. The Summary of Outreach Activities is provided in Attachment A.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the proposed Contract will provide the LACDA with trash removal services necessary to maintain LACDA properties. These trash removal services will facilitate regular and as-needed trash disposal to maintain clean, sanitary, and safe conditions for residents.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Emilio Salas", written in a cursive style.

Emilio Salas

Executive Director

ES:KT:bds

Enclosures

## ATTACHMENT A

### Summary of Outreach Activities

#### Trash Removal Services

On February 6, 2025, the following outreach was initiated to identify Trash Removal Services Contractors for the LACDA.

A. Announcement

An announcement was posted on the County's WebVen and on the LACDA's websites.

B. Distribution of Notices

The LACDA's vendor list was used to e-mail notices to 40 trash removal services contractors to visit the LACDA's website and download the solicitation package. In addition, contractors on the County's Webven were directed to download the solicitation package from the LACDA website. As a result of the outreach, 43 IFB packages were downloaded from the LACDA website.

C. Bid Results

On February 28, 2025, two (2) bids were received. Bidders were required to provide bids based on providing complete residential and commercial trash removal services for residential buildings and administrative offices. Because the services are federally funded, price preferences were not applied for Local Small Business Enterprise (LSBE) status. Arakelian Enterprises, Inc., dba Athens Services was determined to be the lowest responsive and responsible bidder and is being recommended for the Contract award.

D. Minority/Women Participation – Selected Agency

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Arakelian Enterprises, Inc. Db a Athens Services	Non-Minority	Total: 2,400+

E. Minority/Women Participation – Firms Not Selected

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Universal Waste Systems, Inc.	Non-Minority	Total: 500

The LACDA conducts ongoing outreach to encourage participation by minorities and women in the contract award process, including: providing information at local and national conferences, expos and vendor fairs, and mailing information to associations

representing minorities and women. The above information has been voluntarily provided to the LACDA.

The recommended award of Contract is being made in accordance with the LACDA's policies and federal regulations, and without regard to race, creed, color, or gender.